

The Preservation Board Meeting will be accessible for online viewing at:

<https://us02web.zoom.us/j/82628678818?pwd=QW82Tis4NnFtcmxIVjYxRnM2bzY5Zz09>

or via phone at: **312 626 6799** with the following Meeting ID: **826 2867 8818**

Password: 625650.

**Due to the current COVID-19 Global Pandemic and subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, the meeting will be held by videoconference.**

In order to ensure all Board members and the public are able to connect successfully, we recommend that you call in or join via Zoom (for video) starting at 3:45 PM to allow time to troubleshoot any connection issues. The host will open the phone lines and initiate the Zoom meeting at that time. Should you have a problem accessing the meeting, please call Daniel Krasnoff at (314) 276-5915.

- For those participating in the teleconference, in order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Chairman of the Preservation Board during the meeting.
- **If you wish to speak for the public hearing, and you are on your computer**, please list your name, and the topic you wish to address sent to everyone in the chat section of this virtual meeting. The chair will address you individually, at which time we ask that you un-mute yourself to speak. Once you are done, please state that you are finished and resume the mute functionality.
- **If you wish to speak for the public hearing and you are on a phone**, and not at a computer or online personal device with a screen, once all physical or virtual comment cards submitters have had their time to speak, the chair will ask if anyone on the phone has additional comments. At that time, please unmute by pressing \*6 and state your first name. If more than one individual has identified themselves, the chair will ask one person to speak at a time. Each person must state very clearly, their name, affiliation (if any), and address and proceed to comment. Once you are done, please state that you are finished and resume the mute functionality by pressing \*6.

People who need accommodations related to accessibility should contact Dan Krasnoff at [krasnoffd@stlouis-mo.gov](mailto:krasnoffd@stlouis-mo.gov) or by phone at (314) 276-5915 or (314) 589-6000 (TTY).



**CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD  
REGULAR MEETING – ZOOM MEETING  
WEDNESDAY JULY 29, 2020 — 4:00 P.M.  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)**

Approval of June 2020 Minutes.

<b>PRELIMINARY REVIEW</b>	<b>Jurisdiction:</b>	<b>Project:</b>	<b>Page:</b>
A. 10 N. TUCKER .....	Preservation Review Dist.....	Install Freedom Lawsuits .....	1
		Memorial Statue	
<b>APPEALS OF DENIALS</b>	<b>Jurisdiction:</b>	<b>Project:</b>	<b>Page:</b>
B. 1432A DOLMAN .....	Lafayette Square HD.....	Install windows on front façade .....	6
C. 1434A DOLMAN .....	Lafayette Square HD.....	Install windows on front façade .....	11
D. 4701 MCPHERSON .....	Central West End HD .....	Construct rear deck.....	15
E. 5745 WATERMAN .....	Skinker-DeBaliviere HD.....	DEFERRED.....	19
F. 5291 LINDELL .....	Central West End HD .....	Retain wood containers .....	25
		constructed without permit	
G. 2309 MENARD ST.....	Soulard Historic Dist. ....	Construct retaining wall.....	29



**A.**

DATE: July 29, 2020  
ADDRESS: 10 North Tucker Boulevard  
ITEM: Preliminary Review: Install Sculpture on East Side of Civil Courts Building Plaza  
JURISDICTION: Ordinance 64689, Public Structures, Monuments and Fixtures — Ward 7  
STAFF: Daniel Krasnoff, Cultural Resources Office

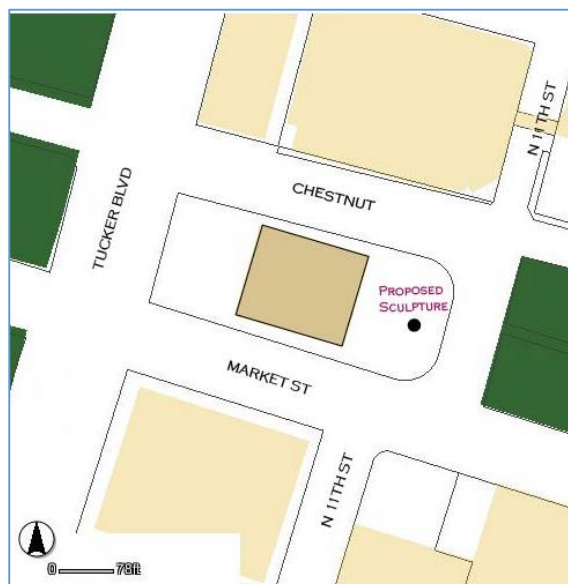


**CIVIL COURTS BUILDING – N. 11<sup>th</sup> STREET (EAST) SIDE – LOCATION OF PROPOSED SCULPTURE**

**APPLICANT:**  
22<sup>nd</sup> Judicial Circuit

**OWNER:**  
City of St. Louis (Land/Sculpture)

**STAFF RECOMMENDATION:**  
That the Preservation Board  
recommend approval for installation of  
the Freedom Suit Memorial sculpture.



## **THE PROJECT**

Ordinance 64689 calls for the Cultural Resources Office/Preservation Board evaluate the proposal and send recommendations to the Board of Public Service when there is construction in the public right-of-way or on City owned property. The applicant proposes to install a sculpture honoring slaves and their legal counsel who sued for their freedom (Freedom Lawsuits) in the period prior to the American Civil War. The 22<sup>nd</sup> Judicial Circuit Judges requested proposals for a sculpture to honor the Freedom Suits. Preston Jackson's proposal has been accepted and is before the Preservation Board.

## **RELEVANT LEGISLATION**

### **PART VI - PUBLIC STRUCTURES, MONUMENTS AND FIXTURES SECTION FIFTY-ONE. SECTION FIFTY-TWO.**

#### **Exterior design review of Structures or fixtures paid for by City or erected upon or extending over public streets, parks, etc.**

The approval of the Preservation Board shall be required in respect to all fixtures or Structures belonging to any person which shall be erected upon or extending over any public street, highway, stream, lake, square, park or other public place within the City, except as provided in this ordinance. In deeds or leases for land made by the City, restrictions may be imposed requiring that the design and location of Structures to be altered or erected thereon shall be first approved by the Preservation Board. Nothing requiring the recommendation or approval of the Preservation Board as provided in this section or Section Fifty-One of this ordinance shall be changed in exterior design or location without its approval; provided, that, in case of dispute, the Board of Public Service shall be the final arbiter and its decision shall prevail. If the Preservation Board fails to act upon any matter submitted to it under this section within 45 days after such submission, its approval of the matter submitted shall be presumed.

## **PRELIMINARY FINDINGS & CONCLUSION**

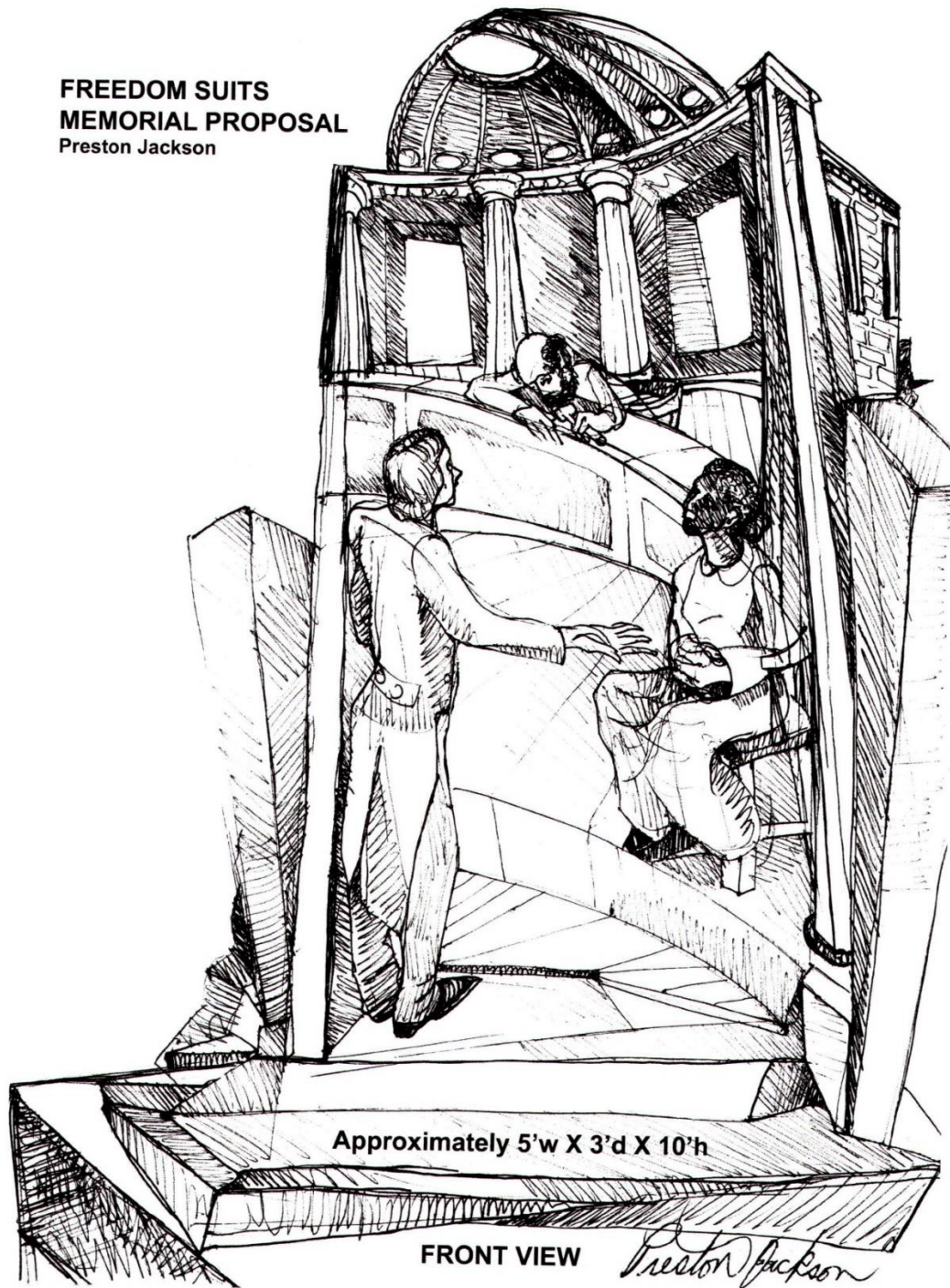
The Cultural Resources Office's consideration of the criteria for the installation of structures on public property led to these preliminary findings

- The proposed cast bronze sculpture will honor enslaved people and their legal representatives who argued their Freedom Lawsuits.
- Preston Jackson is an accomplished sculptor who has experience creating works reflecting the history of the Civil War and emancipation of African-Americans
- The sculpture presents a dynamic visual narrative that will educate the public regarding Freedom Lawsuits.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board recommend approval for installation of the Freedom Suits Memorial sculpture.

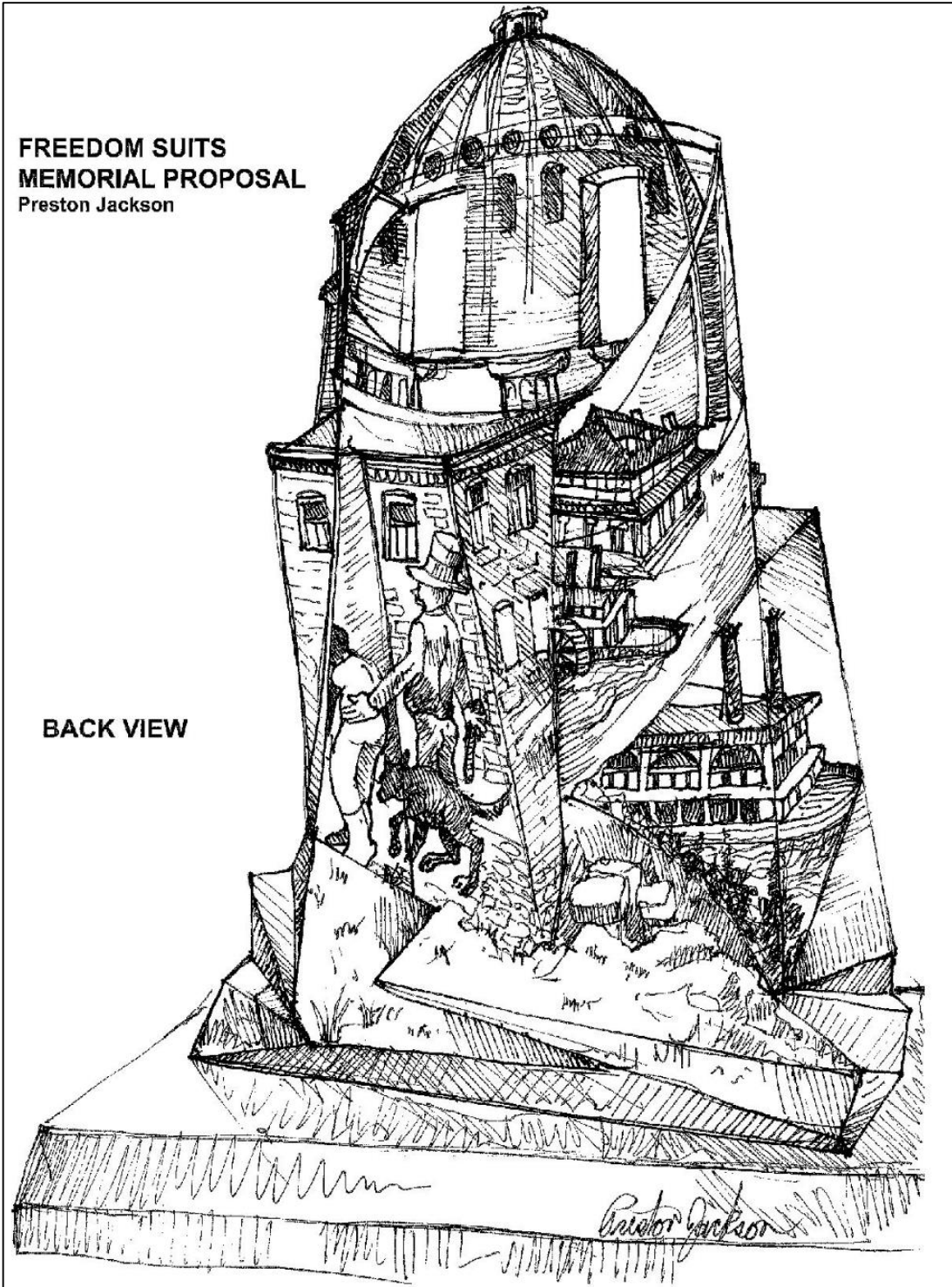


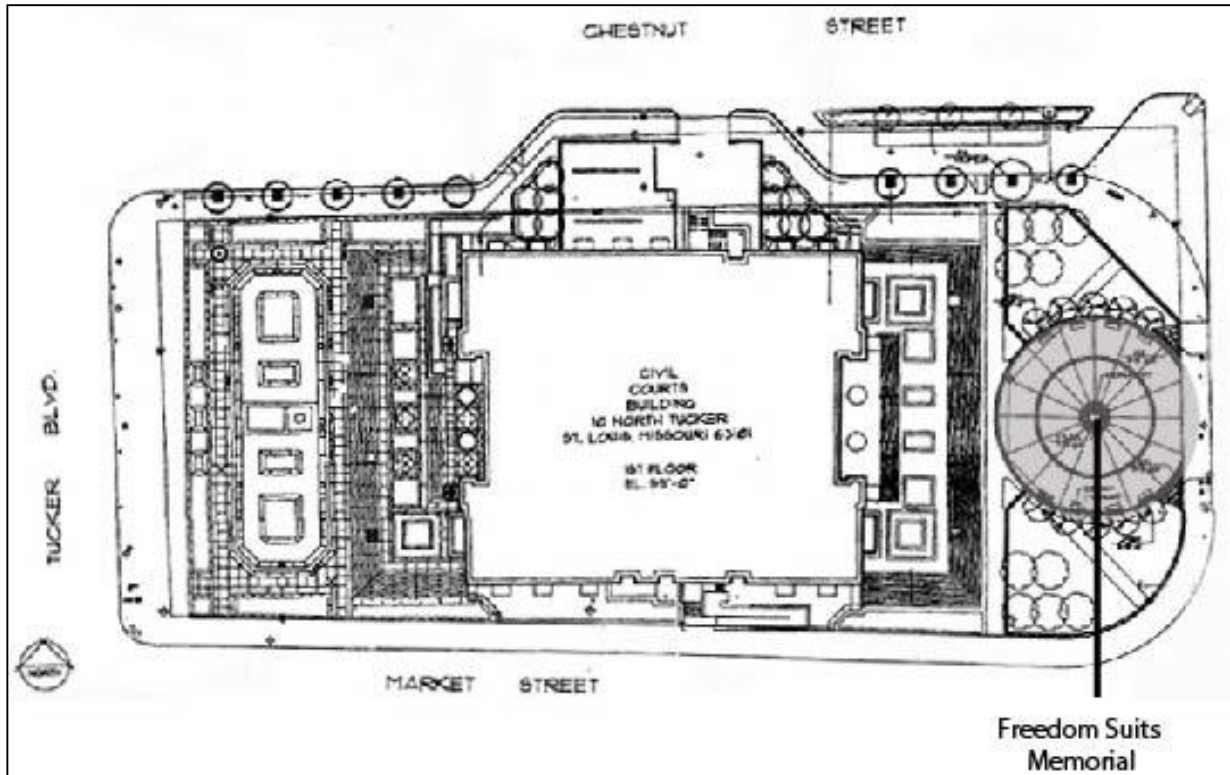
**FREEDOM SUITS  
MEMORIAL PROPOSAL**  
Preston Jackson



**FREEDOM SUITS  
MEMORIAL PROPOSAL**  
Preston Jackson

**BACK VIEW**





PROPOSED SITE PLAN





**B.**

---

DATE: July 29, 2020  
ADDRESS: 1432A Dolman Street  
ITEM: Appeal of Director's Denial to install windows on front facade  
JURISDICTION: Lafayette Square Local Historic District — Ward 7  
STAFF: Andrea Gagen, Cultural Resources Office



**1432-34 DOLMAN STREET**

**OWNER:**  
Beverly J. & Thomas W. Murphey, Jr.

**APPLICANT:**  
Masonry & Glass Systems, Inc.  
Harrison Winter

**RECOMMENDATION:**  
That the Preservation Board uphold the Director's Denial as the proposed windows do not comply with the Lafayette Square Historic District standards.





## THE PROPOSAL

The applicant proposes to replace three (3) windows at the front facade of 1434 Dolman in the Lafayette Square Local Historic District. The new windows would include two (2) on the second story and one (1) on a dormer. The proposed windows will be sash replacements, which do not meet the historic district standards jamb liners, which are visible on the exterior, are prohibited under the Standards. Although the current windows are also sash replacements, there is no record of a permit for their installation. The application was denied and the applicant has appealed. Therefore, the project is being brought before the Preservation Board for their consideration.

## RELEVANT LEGISLATION

Excerpt from Lafayette Square Historic District Ordinance #69112:

### 203 WINDOWS

*Comment: Windows of historic buildings are a very important part of a building's historic character. They are integral to a building's exterior and interior design, and are a critical element of the building's weather protection system. The character of a window is determined by its size, operation, sash material, configuration of muntins, and frame and frame moldings. The material – as in a paintable one like wood – also establishes the character.*

#### 203.1 Windows at Primary Public Façades

A] Windows at the primary public façades shall be one of the following:

- 1) The existing window repaired and retained.
- 2) A replacement window that duplicates the original or an HME that meets the following requirements:
  - (a) All components are made of all wood or composite clad wood including basement windows on the primary public façade and shall be a paintable material. Metal clad wood shall be prohibited.
  - (b) The profiles of jambs, brickmolds, mullions, muntins, sashes, frames and moldings shall replicate the original elements in dimension, configuration and position in the opening. If the original brickmold style is unknown, the replacement shall have an ogee form, such as the “Thornton” molding.
  - (c) Multiple sills and jamb liners are not acceptable.
  - (d) Replacement sill and jamb set within existing sills and jambs are prohibited.
  - (e) The number of lights, their arrangement, size and proportion shall match the original.
  - (f) The method of opening shall be the same as the original.

**Does not comply. Proposed sash replacements require jamb liners, which are prohibited. Jamb liners when used with sash replacements are usually visible from the exterior, unlike integral jamb liners in a full-frame replacement window.**

## **PRELIMINARY FINDINGS & CONCLUSION**

The Cultural Resources Office consideration of the criteria for new residential construction in the Lafayette Square Historic District Standards led to these preliminary findings:

- The proposed site for the window replacement, 1432 Dolman Street, is located in the Lafayette Square Local Historic District.
- The proposed sash replacements would replace existing sash replacement windows.
- The proposed sash replacements would use a jamb liner, which is prohibited under the Lafayette Square Historic District standards.
- Unlike the integral jamb liners, the jamb liners on sash replacements have a higher visibility.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of the windows as they do not comply with the Lafayette Square Historic District Standards.



**EXISTING SASH REPLACEMENT WINDOWS**



**VIEW OF EXISTING WINDOW AT 1432 DOLMAN**



**CLOSE-UP SHOWING VISIBLE JAMB LINER**





**CLOSE-UP SHOWING VISIBLE JAMB LINER**





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
LYDA KREWSOHN, Mayor

C.

DATE: July 29, 2020  
ADDRESS: 1434A Dolman Street  
ITEM: Appeal of Director's Denial to install windows on front facade  
JURISDICTION: Lafayette Square Local Historic District — Ward 7  
STAFF: Andrea Gagen, Cultural Resources Office



1432-34 DOLMAN STREET

**OWNER:**  
Marie A. Lopez

**APPLICANT:**  
Masonry & Glass Systems, Inc.  
Harrison Winter

**RECOMMENDATION:**  
That the Preservation Board uphold the Director's Denial as the proposed windows do not comply with the Lafayette Square Historic District standards.



## THE PROPOSAL

The applicant proposes to replace three (3) windows at the front facade of 1434 Dolman in the Lafayette Square Local Historic District. The new windows would include two (2) on the second story and one (1) on a dormer. The proposed windows will be sash replacements, which do not meet the historic district standards jamb liners, which are visible on the exterior, are prohibited under the Standards. Although the current windows are also sash replacements, there is no record of a permit for their installation. The application was denied and the applicant has appealed. Therefore, the project is being brought before the Preservation Board for their consideration.

## RELEVANT LEGISLATION

Excerpt from Lafayette Square Historic District Ordinance #69112:

### 203 WINDOWS

*Comment: Windows of historic buildings are a very important part of a building's historic character. They are integral to a building's exterior and interior design, and are a critical element of the building's weather protection system. The character of a window is determined by its size, operation, sash material, configuration of muntins, and frame and frame moldings. The material – as in a paintable one like wood – also establishes the character.*

#### 203.1 Windows at Primary Public Façades

A] Windows at the primary public façades shall be one of the following:

- 1) The existing window repaired and retained.
- 2) A replacement window that duplicates the original or an HME that meets the following requirements:
  - (a) All components are made of all wood or composite clad wood including basement windows on the primary public façade and shall be a paintable material. Metal clad wood shall be prohibited.
  - (b) The profiles of jambs, brickmolds, mullions, muntins, sashes, frames and moldings shall replicate the original elements in dimension, configuration and position in the opening. If the original brickmold style is unknown, the replacement shall have an ogee form, such as the “Thornton” molding.
  - (c) Multiple sills and jamb liners are not acceptable.
  - (d) Replacement sill and jamb set within existing sills and jambs are prohibited.
  - (e) The number of lights, their arrangement, size and proportion shall match the original.
  - (f) The method of opening shall be the same as the original.

**Does not comply. Proposed sash replacements require jamb liners, which are prohibited. Jamb liners when used with sash replacements are usually visible from the exterior, unlike integral jamb liners in a full-frame replacement window.**

## **PRELIMINARY FINDINGS & CONCLUSION**

The Cultural Resources Office consideration of the criteria for new residential construction in the Lafayette Square Historic District Standards led to these preliminary findings:

- The proposed site for the window replacement, 1432 Dolman Street, is located in the Lafayette Square Local Historic District.
- The proposed sash replacements would replace existing sash replacement windows.
- The proposed sash replacements would use a jamb liner, which is prohibited under the Lafayette Square Historic District standards.
- Unlike the integral jamb liners, the jamb liners on sash replacements have a higher visibility.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of the windows as they do not comply with the Lafayette Square Historic District Standards.



**EXISTING SASH REPLACEMENT WINDOWS TO BE REPLACED**





**EXISTING SASH REPLACEMENT WINDOW AT 1434 DOLMAN**



**CLOSE-UP SHOWING VISIBLE JAMB LINER**





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
LYDA KREWSON, Mayor

**D.**

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DATE: July 29, 2020  
ADDRESS: 4701-4703 McPherson Avenue  
ITEM: Appeal of the Director's Denial to Replace Rear Deck  
JURISDICTION: Central West End Local Historic District — Ward 28  
STAFF: Bethany Moore, Cultural Resources Office



**4701-4703 MCPHERSON AVENUE**

**OWNER/APPLICANT:**

4701 McPherson LLC-STL LLC-Owner  
Robert Wilk-Applicant

**RECOMMENDATION:**

That the Preservation Board uphold the Director's Denial of the application to replace the rear deck as it does not comply with the Central West End Local Historic District Standards.



### **THE CURRENT WORK:**

4701-4703 McPherson Avenue is located in the Central West End Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over alterations to buildings and sites. The Cultural Resources Office received a permit application to replace an existing second-story roof deck and access stair at the rear of 4701-4703 McPherson Avenue. Since deck is elevated and the rear yard is entirely paved, there is no way to screen the deck from Walton Avenue. The existing deck was approved in 2008 by the Preservation Board under the previous Central West End Standards. The applicant was advised that the project did not comply with the current Standards and the staff could not approve the permit. The applicant appealed the Director's Denial of the application.

### **RELEVANT LEGISLATION:**

Excerpt from Ordinance #56768, Central West End Local Historic District:

#### **E. Decks**

Given the urban context of the neighborhood, the relative narrowness of building lots, and the general interests of privacy, terraces or patios at grade are preferable to elevated decks. When it is desired to construct a deck, such construction shall be at the rear of the residence. Where visible from the street, design and construction shall be compatible with the building to which it is appended, and the deck shall be constructed of finished materials, be of a shape and scale similar to that of an historic porch or patio, and be partially screened with landscaping or opaque fencing to limit visibility.

**Partially complies. The deck is constructed above a one-story addition at the rear of this two-story building. It is, however, clearly visible from Walton Avenue. The design of the deck is not compatible with the building to which it is appended nor does it follow any historic porch design. Due to the use of the rear as a parking lot and height of the deck, screening it with landscaping or opaque fencing to limit visibility is not possible.**

### **PRELIMINARY FINDINGS & CONCLUSION:**

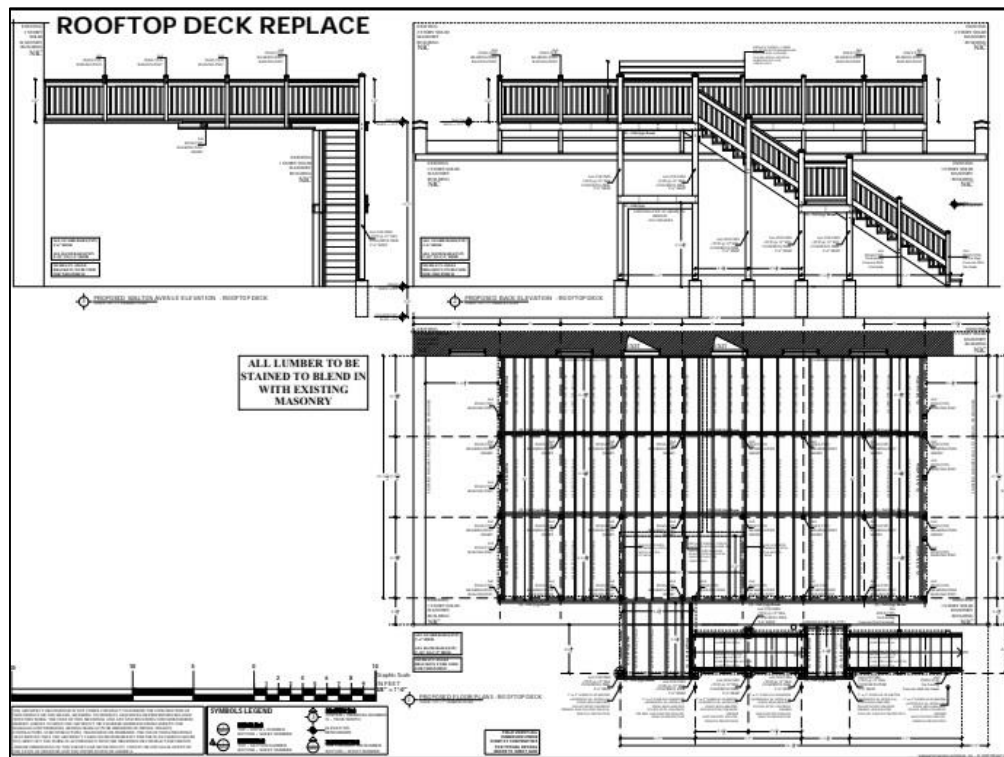
The Cultural Resources Office's consideration of the Central West End Local Historic District Standards and the specific criteria for Decks led to these preliminary findings.

- 4701-03 McPherson Avenue is located in the Central West End Local Historic District.
- The existing deck was approved under previous Central West End Local Historic District Standards but does not comply with the current Standards
- The proposed deck does not replicate a historic deck and cannot be partially screened due to its elevation and site conditions.

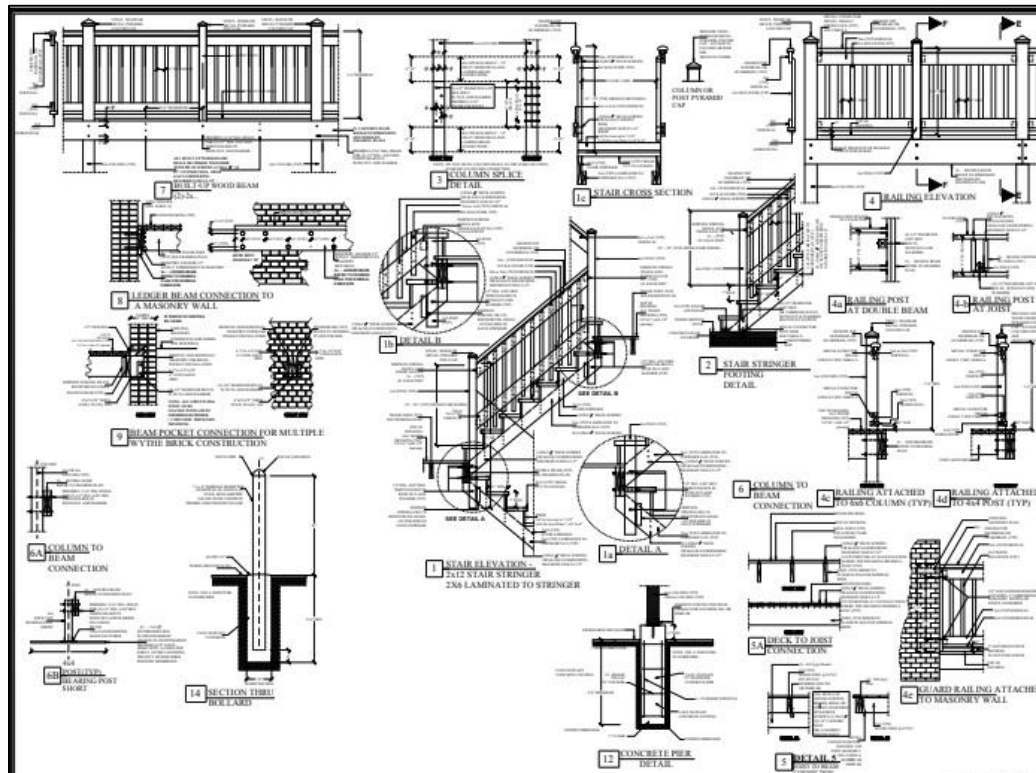
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial to replace the rear deck as it does not comply with the Central West End Local Historic District standards.







### REAR DECK PLAN



## PORCH DETAILS





**E.**

DATE: July 29, 2020  
ADDRESS: 5745 Waterman Boulevard  
ITEM: Appeal of Director's Denial to Construct a Retaining Wall  
JURISDICTION: Skinker-DeBaliviere Local Historic District — Ward 26  
STAFF: Bethany Moore, Cultural Resources Office



**5745 WATERMAN BOULEVARD**

**OWNER/APPLICANT:**

Timothy and Megan Harrison

**RECOMMENDATION:**

That the Preservation Board uphold the Director's Denial of a permit to construct a retaining wall as the project does not comply with the Skinker-DeBaliviere Historic District Standards.



### THE CURRENT WORK:

5745 Waterman Boulevard is located in the Skinker-DeBaliviere Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over alterations to buildings and sites. On Friday, May 29<sup>th</sup>, the Cultural Resources Office received a complaint of exterior work being done without a permit. Bethany Moore inspected the property and informed the owner that a permit was required for any exterior changes in the Skinker-DeBaliviere Local Historic District. She suggested that to avoid a citation, a permit be applied for by the following Monday. After speaking with the owner again on Tuesday, June 2<sup>nd</sup>, it became clear that no permit would be applied for and a Stop Work Order was placed on the property.

On June 17<sup>th</sup> the owners applied for a permit and it was denied as under the Standards, a new wall may only be built into the existing Earth Terrace if 50% or more it has been previously altered on the block. The owner was advised that the project did not comply with the Historic District Standards and the staff could not approve the permit. The applicant appealed the Director's Denial of the application.

### RELEVANT LEGISLATION:

Excerpt from Ordinance #57688, Skinker-DeBaliviere-Catlin Tract-Parkview Local Historic District:

#### 9. Front Yards: Slopes, Walls, Fences, Paving

- c. The Earth Terrace and its slope, where existing, shall be maintained unaltered and no new retaining wall shall be constructed parallel to the public sidewalk, unless the majority of the properties on the block have been so altered (50% or more) or an accessible ramp is installed.

**Does not comply. The proposed front retaining wall is on a block where less than 50% of the properties on the block have altered the Earth Terrace. No accessibility ramp is proposed.**

- d. No landscape wall shall stand in front of or forward of a street-facing façade unless integrated into an accessibility ramp arrangement. Curb-like retaining walls less than eight (8) inches in height may be of cast-in-place concrete or a material that attempts to replicate historic stone.

**Does not comply. The proposed retaining wall is in front of the street facing façade and is more than 8 inches in height.**

- e. No new Visible landscape or retaining wall shall be constructed of non-masonry materials, such as wood timbers. Exposed cast-in-place concrete and concrete block may be used but shall be faced with brick or stone that is of the type, shape, coursing, as common in historic walls in the district, and laid with mortar. Dry-laid stone, ashlar style coursing, and stone that is not in a block shape are not commonly used and shall not be approved.

**Does not comply. The proposed wall will be constructed of cast concrete units of varied sizes and staggered coursing, not brick or stone of the type, shape and coursing**

as is common in historic walls; it is not laid with mortar; and it will not be faced with brick or stone.

- f. A new Visible retaining wall between a street facing façade and the sidewalk shall have a vertical face, not stepped back or sloped, and will have a cap of stone or brick.

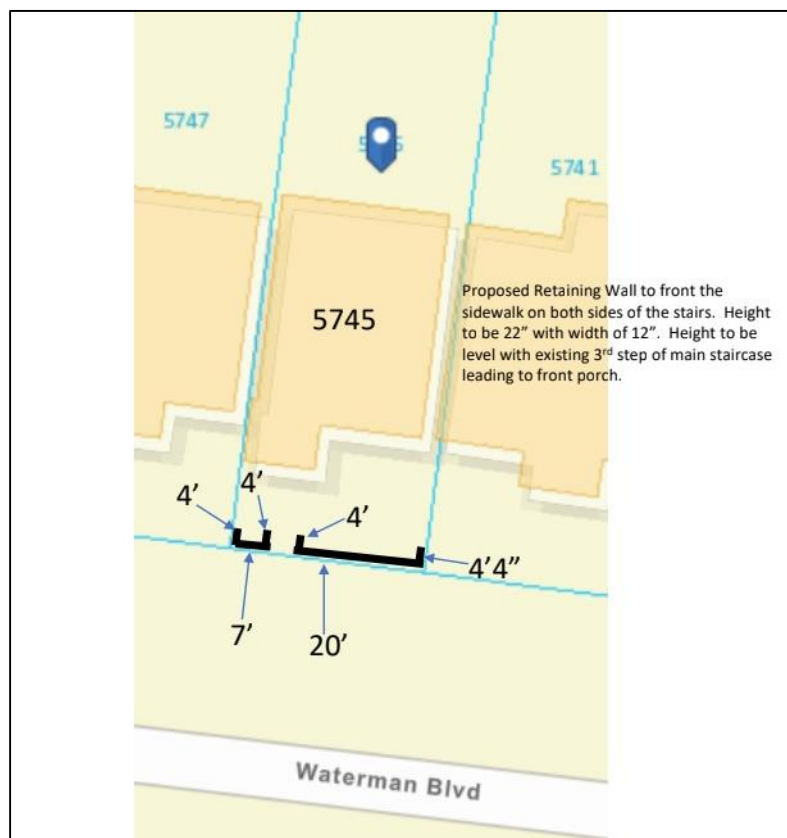
**Does not comply. The proposed retaining wall does not have a cap of stone or brick.**

#### **PRELIMINARY FINDINGS & CONCLUSION:**

The Cultural Resources Office's consideration of the Skinker-DeBaliviere Local Historic District Standards and the specific criteria for Front Yards led to these preliminary findings.

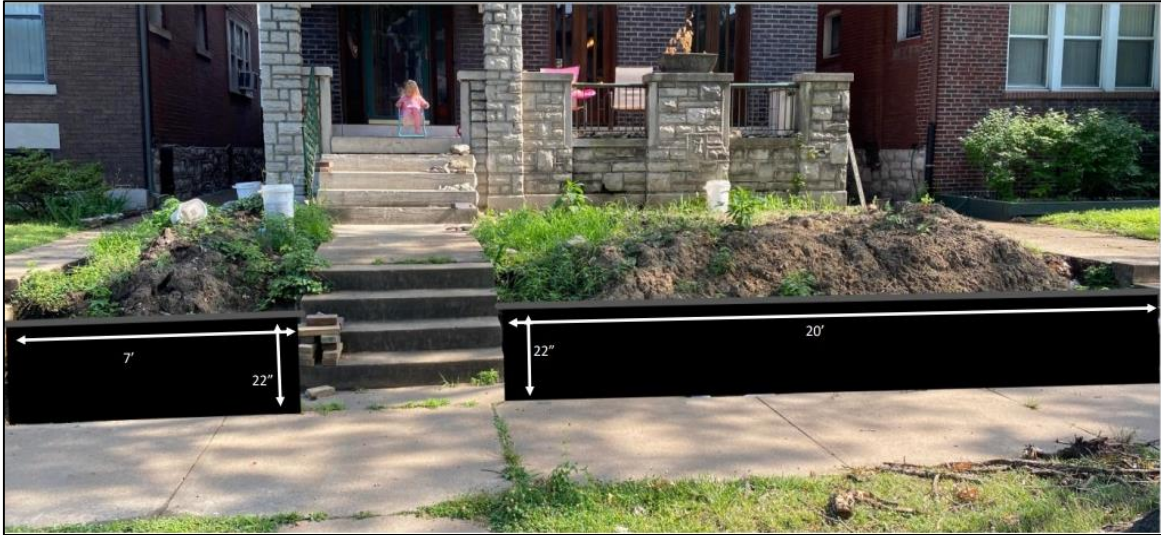
- 5745 Waterman Boulevard is located in the Skinker-DeBaliviere Local Historic District.
- The proposed retaining wall is in the front yard, parallel to the public sidewalk.
- Less than 50% of the Earth Terrace on the block has been altered.
- The proposed materials and wall configuration do not meet the criteria outlined in the Standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of a permit to construct a retaining wall as less than 50% of the block terrace has been altered and therefore the project does not comply with the Skinker-DeBaliviere Historic District Standards.



**PROPOSED SITE PLAN FOR THE RETAINING WALL**





**PROPOSED RETAINING WALL**

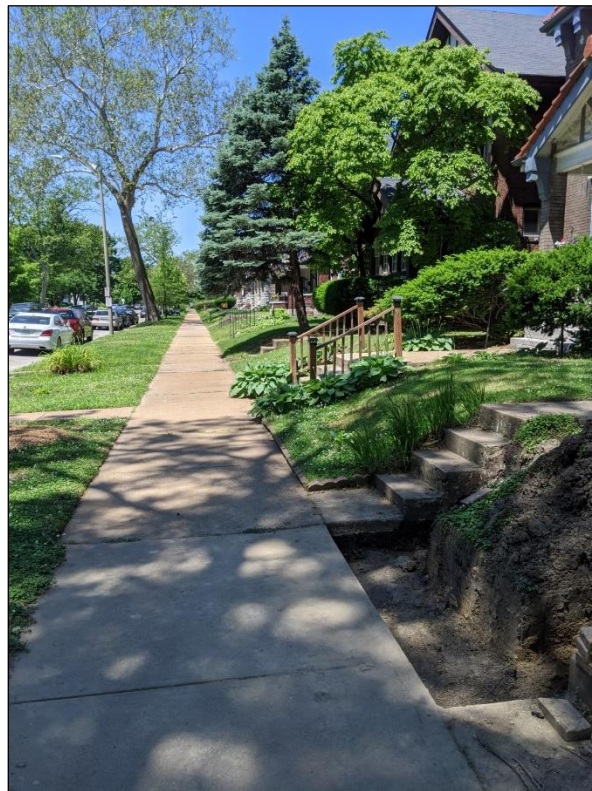


**PROPOSED RETAINING WALL MATERIAL-VERSA-LOK MOSIAC PANELS**





**LOOKING DIRECTLY ACROSS WATERMAN BOULEVARD**



**LOOKING WEST ALONG WATERMAN BOULEVARD - WALL SITE TO RIGHT**



**LOOKING EAST ALONG WATERMAN BOULEVARD - WALL SITE TO LEFT**





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
LYDA KREWSON, Mayor

**F.**

DATE: July 29, 2020  
ADDRESS: 5291 Lindell Boulevard  
ITEM: Appeal of the Director's Denial to Front Yard Fence/Planter  
JURISDICTION: Central West End Local Historic District — Ward 28  
STAFF: Daniel Krasnoff - Cultural Resources Office



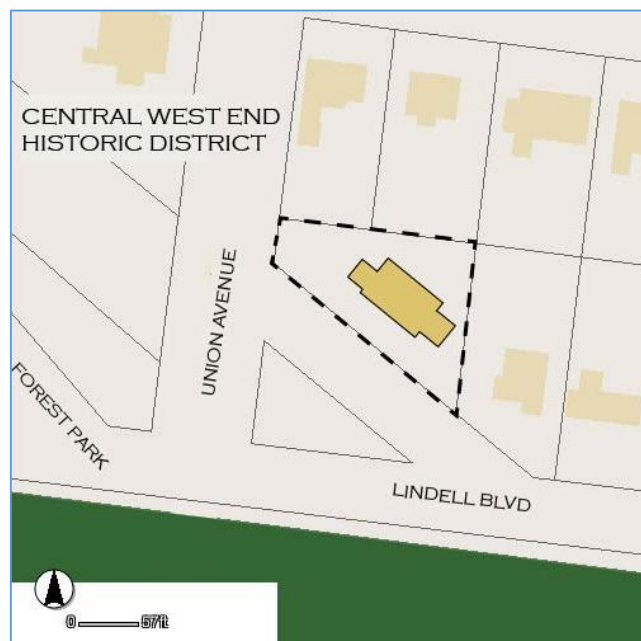
**5291 LINDELL BOULEVARD**

**OWNER/APPLICANT:**

Lindell 5291 LLC, Gurpreet Padda

**RECOMMENDATION:**

That the Preservation Board uphold the Director's denial, as the construction is incongruous with the streetscape criteria of the Central West End Historic District Standards.



### **THE CURRENT WORK:**

The project is in the Central West End Certified Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over changes buildings and landscaping. The applicant constructed a wooden fence/planter boxes that is a significant alteration to the Lindell Boulevard streetscape. The Building Inspector issued a Stop Work Order after which there was submission of a permit application. The applicant has appealed denial of the permit. There is no historic precedent for the construction; nor is there other construction of this type found along the Lindell streetscape.

### **RELEVANT LEGISLATION:**

Excerpts from Ordinance #69423, Central West End Historic District:

#### Introduction

Some block faces within the historic district exhibit a continuity of design with uniform building heights, setbacks, materials, window sizes, spacing and landscape treatment. These elements help to create an unusually strong “streetscape” which must receive special attention during the design review process. When new construction is proposed, consideration of the “streetscape” and compatible relationships between the new structures and existing ones are of utmost importance.

**The Introduction states that maintaining uniform streetscapes is an objective of the standards. The proposal is incompatible with the continuity of the historic streetscape.**

#### A. Walls, Fences and Enclosures

##### III. Residential and Institutional Design Standards

Walls, fences, gates and other enclosures form an important part of the overall streetscape... Opaque fences or walls are permitted only along alleys or enclosing the side and/or rear yard of the primary structure. No opaque fence shall be erected in front of the primary structure on the lot. An exception to this prohibition may occur at corner properties on heavily traveled thoroughfares where a side yard fence set back from the property line a minimum of three (3) feet to create a landscape area with appropriate evergreen and deciduous planting would be acceptable. Transparent fences and/or evergreen or deciduous hedges may extend beyond the front building line.

**The construction is of substantial height that it is essentially a fence/wall. The standards prohibit opaque fences/walls in front of the house. The construction is incongruous with design of the streetscape.**

### **PRELIMINARY FINDINGS & CONCLUSION:**

The Cultural Resources Office’s consideration of the Central West End Historic District standards and the specific criteria for landscaping and enclosures led to these preliminary findings.

- 5291 Lindell Boulevard is located in the Central West End Local Historic District.
- The wooden structure was constructed without a permit.



- A Stop Work Order was issued by the Building Inspector.
- The construction is incongruous with the historic streetscape.
- The opaque wooden structure is equivalent to a low wooden fence and is prohibited within the historic district.

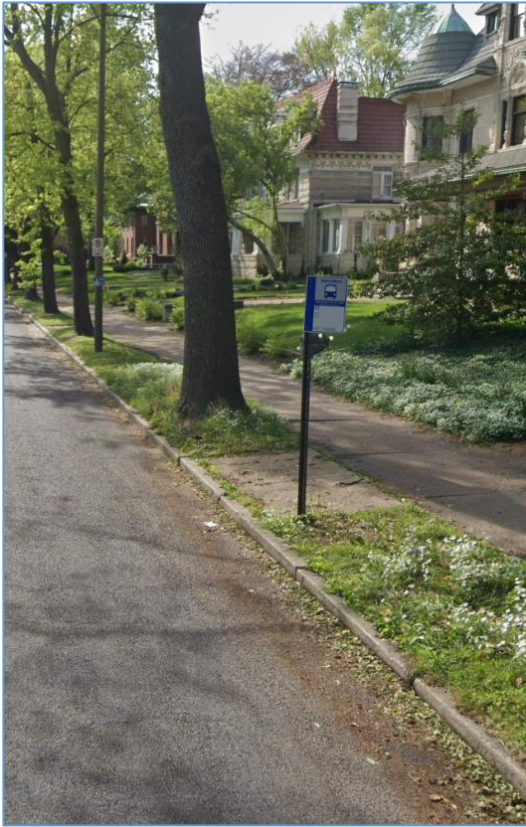
Based on these preliminary findings, Cultural Resources Office recommends that the Preservation Board uphold the Director's denial, as the construction is incongruous with the streetscape criteria of the Central West End Historic District Standards.



**VIEW LOOKING NORTH AND WEST**



**LOOKING SOUTH AND EAST**



**PHOTOS OF LINDELL BETWEEN LAKE AND UNION THAT SHOW THE CONSISTENCY OF THE STREETScape  
WITH NO OPAQUE CONSTRUCTION AT THE SIDEWALK**





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
LYDA KREWSON, Mayor

**G.**

DATE: July 29, 2020  
ADDRESS: 2309 Menard Street  
ITEM: Appeal of Director's Denial to Construct a Retaining Wall  
JURISDICTION: Soulard Neighborhood Local Historic District — Ward 7  
STAFF: Bethany Moore, Cultural Resources Office



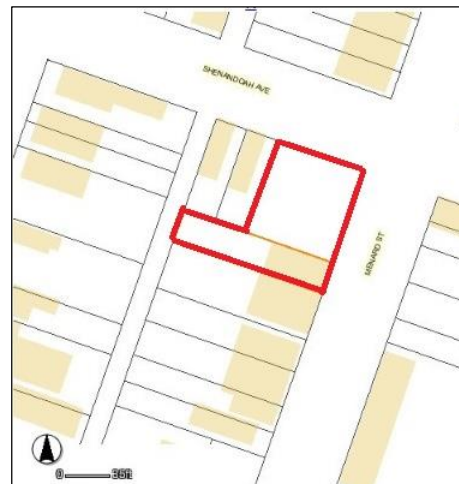
**2309 MENARD STREET**

**OWNER/APPLICANT:**

Brandon and Noa Hefer

**RECOMMENDATION:**

That the Preservation Board uphold the Director's Denial of the application to construct a retaining wall as the concrete block material does not comply with the Soulard Local Historic District Standards.



### THE CURRENT WORK:

2309 Menard Street is located in the Soulard Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over alterations to buildings and sites. The applicant proposes to build a retaining wall that will be visible from both Menard Street and Shenandoah Avenue. The material for the proposed retaining wall is concrete masonry; the owner proposes to screen the wall with landscaping. The applicant had an existing retaining wall that failed and was removed before the application for the new retaining wall was made. The applicant was informed that the material chosen for the retaining wall was prohibited by the Standards and that covering the retaining wall in planting would not make it less "Visible" under the Standards; and therefore, the Cultural Resources staff could not approve the permit. The applicant appealed the Director's Denial of the application.

### RELEVANT LEGISLATION:

Excerpt from Ordinance #57078, Soulard Local Historic District:

#### **402 LANDSCAPING WALLS**

Walls shall meet the following:

Not sit in front of a Public Facade.

Be of a height of 48" or less.

Be constructed of red brick and have a limestone or precast concrete cap or

Be constructed of stone.

**Does not comply. Although the wall height is 48" or less the concrete masonry unit material does not comply.**

#### **402.1 Retaining Walls on Public Facades**

New and reconstructed retaining walls shall be based on a Model Example.

*Comment: New and reconstructed retaining walls shall replicate the appearance of an historic wall. Thus stone or brick may be applied as a veneer to a concrete wall as long as the outward appearance meets the visual qualities of the Model Example.*

The following types of retaining walls are prohibited on Public Facades:

- A. Railroad ties;
- B. Landscape timbers;
- C. Concrete block of any type;
- D. Exposed cast-in-place or precast concrete

**Does not comply. The proposed wall is not based on a Model Example and the use of concrete block as a material for the wall is prohibited.**

### PRELIMINARY FINDINGS & CONCLUSION:

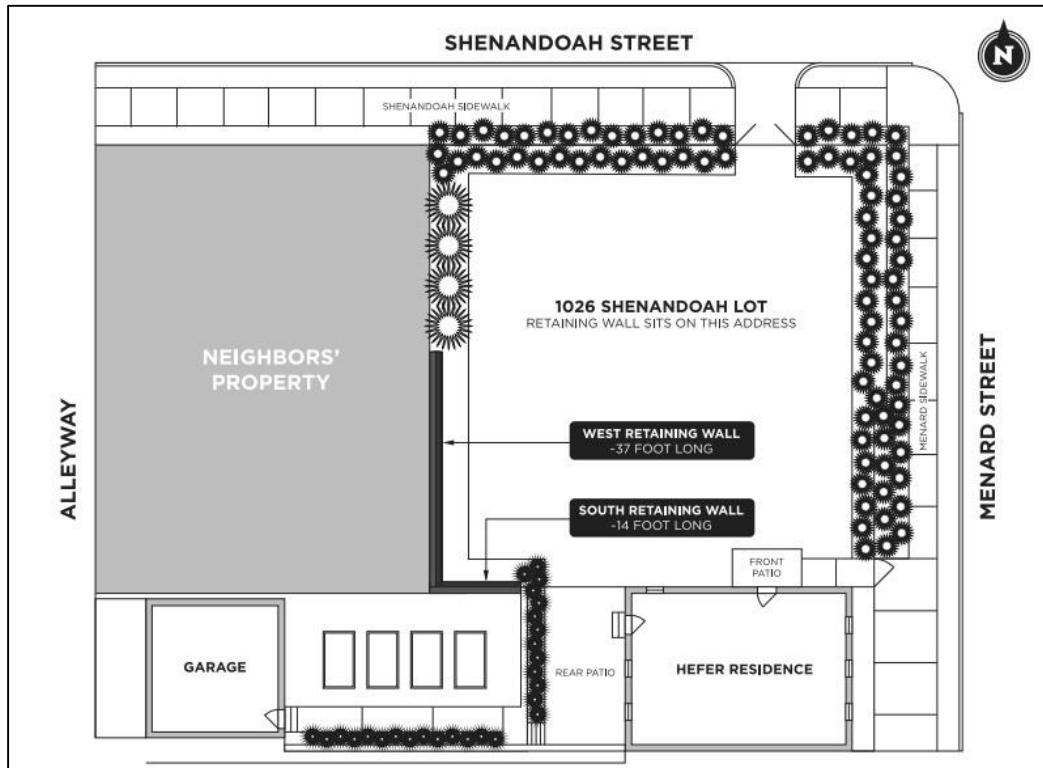
The Cultural Resources Office's consideration of the Soulard Local Historic District Standards and the specific criteria for Landscaping Walls led to these preliminary findings:

- 2309 Menard is located in the Soulard Local Historic District.
- The proposed retaining wall is visible from both Menard Street and Shenandoah Avenue.



- The proposed material is prohibited by the Soulard Standards.

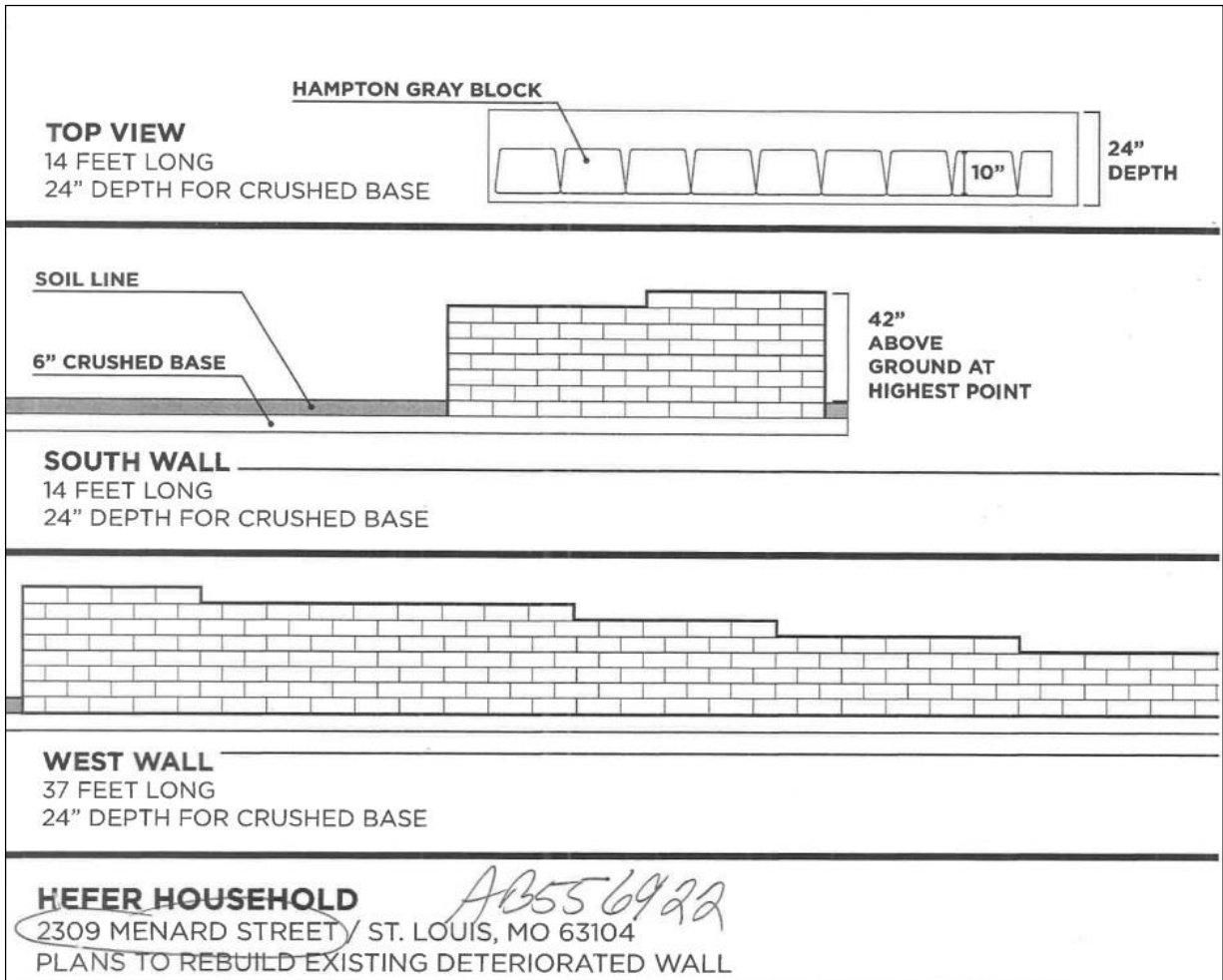
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of a permit to construct a retaining wall as the wall is not based upon a Model Example and the proposed material does not comply with the Soulard Local Historic District Standards.



**PROPOSED SITE PLAN FOR THE RETAINING WALL**



**PROPOSED RETAINING WALL MATERIAL-CONCRETE MASONRY UNITS**



RETAINING WALL HEIGHT



LOOKING TOWARDS 2309 MENARD FROM MENARD STREET





**DETAIL OF PROJECT SITE**



**LOOKING TOWARDS 2309 MENARD FROM MENARD STREET**



**LOOKING TOWARDS 2309 MENARD FROM SHENANDOAH AVENUE**

